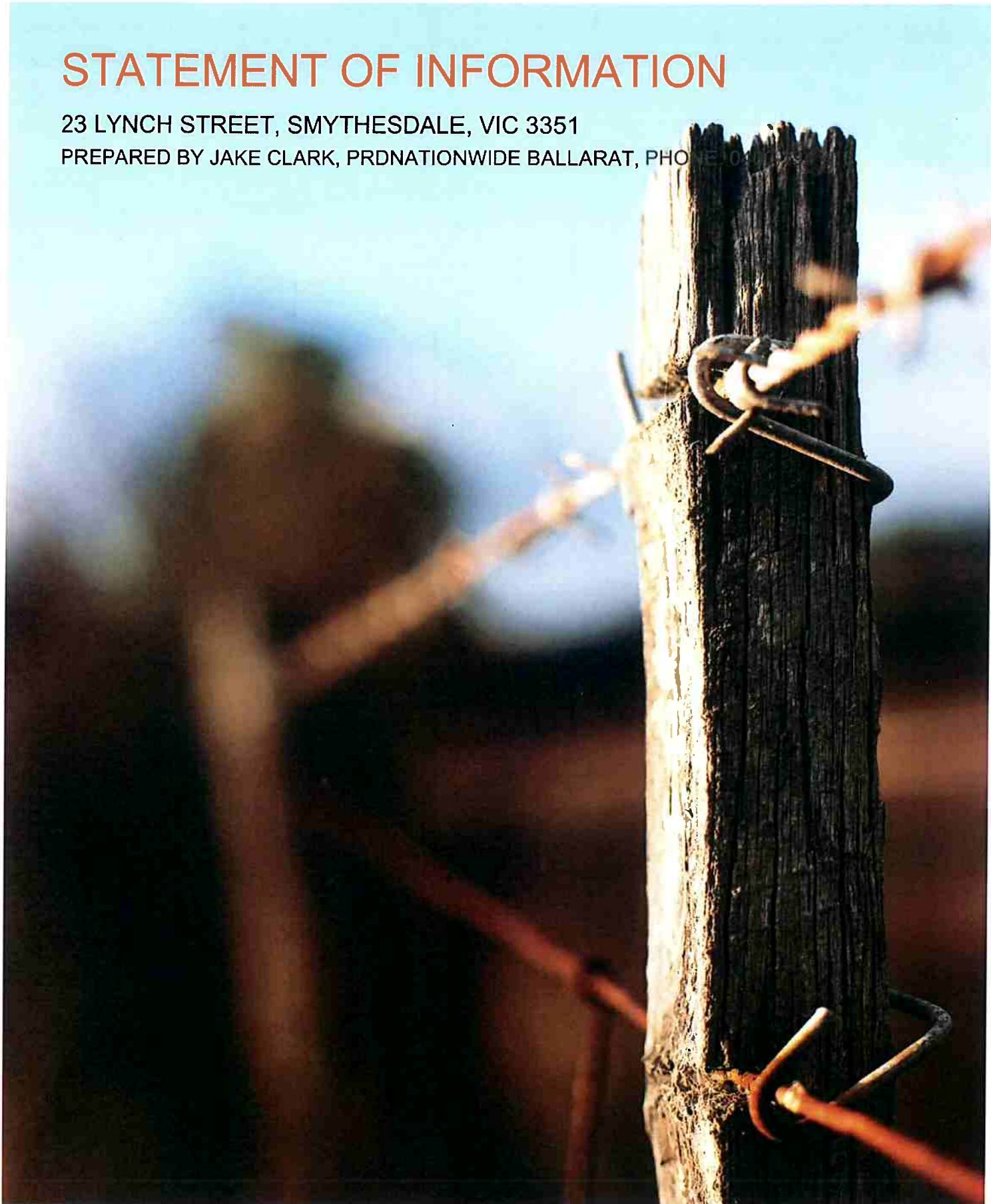


STATEMENT OF INFORMATION

23 LYNCH STREET, SMYTHESDALE, VIC 3351

PREPARED BY JAKE CLARK, PRDNATIONWIDE BALLARAT, PHONE 03 5331 1000



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

23 LYNCH STREET, SMYTHESDALE, VIC 3351

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$540,000 to \$560,000

Median sale price

Median price \$487,500

Property type

House

Suburb

SMYTHESDALE

Period 01 April 2020 to 31 March 2021

Source

 pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
23 CLYDE ST, SMYTHESDALE, VIC 3351	\$525,000	14/09/2020
56 PASCOE ST, SMYTHESDALE, VIC 3351	\$572,500	05/08/2020
17 LYNCH ST, SMYTHESDALE, VIC 3351	\$520,000	30/07/2020

This Statement of Information was prepared on: 01/04/2021

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



23 LYNCH STREET, SMYTHESDALE, VIC

4 2 2

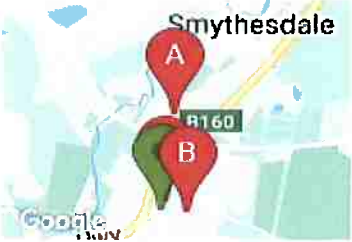
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$540,000 to \$560,000

Provided by: Jake Clark, PRDnationwide Ballarat

MEDIAN SALE PRICE



SMYTHESDALE, VIC, 3351

Suburb Median Sale Price (House)

\$487,500

01 April 2020 to 31 March 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



23 CLYDE ST, SMYTHESDALE, VIC 3351

4 2 2

Sale Price

\$525,000

Sale Date: 14/09/2020

Distance from Property: 728m



56 PASCOE ST, SMYTHESDALE, VIC 3351

4 2 4

Sale Price

\$572,500

Sale Date: 05/08/2020

Distance from Property: 180m



17 LYNCH ST, SMYTHESDALE, VIC 3351

4 2 2

Sale Price

\$520,000

Sale Date: 30/07/2020

Distance from Property: 53m



This report has been compiled on 01/04/2021 by PRDnationwide Ballarat. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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